

Prepared by:
Boise Spectrum LLC
and MRH Venture Capital LLC
Attn: Nancy Patrick
855 Broad Street #300
Boise, ID 83702
(208) 376-8522

Recording Requested by and *add*
After Recording, Return to: First American Title Ins. Co
SW-MS, LLC 6077 Primacy Pkwy #121
c/o James Devincenti Memphis, TN 38119
14 Vista Del Sol
Mill Valley, CA 94941
(415)380-0887

Indexing:

Lot 8, Southaven Towne Center Subdivision
Section 36, Township 1 South, Range 8 West
Southaven, DeSoto County, Mississippi

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is from **BOISE SPECTRUM LLC**, an Idaho limited liability company, as to an undivided 85% interest, and **MRH VENTURE CAPITAL LLC**, an Idaho limited liability company, as to an undivided 15% interest, as tenants-in-common, whose collective address is 855 Broad Street, Suite 300, Boise, Idaho 83702 (collectively referred to as "Grantor"), to **SW-MS, LLC**, a Mississippi limited liability company, as to an undivided 50% interest, **LUCKNOW, LLC**, a Mississippi limited liability company, as to an undivided 25% interest, and **NOLIN SW, LLC**, a Mississippi limited liability company, as to an undivided 25% interest, as tenants-in-common, whose address is c/o James A. Devincenti, 14 Vista Del Sol, Mill Valley, CA 94941 (collectively, "Grantee").


NOW THEREFORE for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby GRANTS, DELIVERS AND CONVEYS to Grantee all of the real property described on Exhibit "A" attached hereto together with all of Grantor's rights, title and interest in and to all improvements thereon and all rights, privileges, and hereditaments and appurtenances related or pertaining thereto (collectively, the "Property").

TO HAVE AND TO HOLD said Property with their appurtenances unto said Grantee and the Grantee's successors and assigns forever. The Grantor does hereby warrant to said Grantee, that the Grantor has not created or permitted to be created any lien, charge or encumbrance against the Property except current years taxes, levies, and assessments and except U.S. Patent reservations, restrictions, easements of record, easements visible upon the premises and the exceptions described in Exhibit "B" attached hereto and made a part hereof by this reference; and that Grantor will warrant and defend the same forever from all lawful claims whatsoever.

THIS DEED SHALL BE BINDING upon and inure to the benefit of Grantor and Grantee and their respective successors, heirs, legal representatives, and assigns.

EXECUTED TO BE EFFECTIVE AS OF THE 21st DAY OF January, 2008.

BOISE SPECTRUM LLC,
an Idaho limited liability company

By: 
Gary R. Hawkins, Manager

MRH VENTURE CAPITAL LLC,
an Idaho limited liability company

By: 
Gary R. Hawkins, Manager

Grantor's Address:

BOISE SPECTRUM LLC
MRH VENTURE CAPITAL LLC
c/o Hawkins Companies LLC
Attn: Nancy Patrick
855 Broad Street #300
Boise, ID 83702

Phone: (208) 376-8522

Grantee's Address:

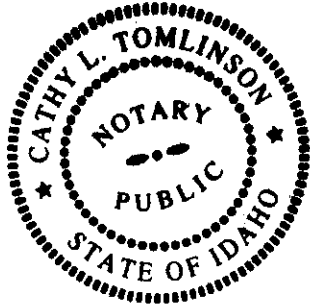
SW-MS, LLC
LUCKNOW, LLC
NOLIN SW, LLC
c/o James Devincenti
14 Vista Del Sol
Mill Valley, CA 94941

Phone: (415)380-0887

STATE OF IDAHO)
 : ss.
 County of Ada)

On this 21st day of January, 2008, before me, a Notary Public in and for the State of Idaho, personally appeared Gary R. Hawkins, known or identified to me to be the Manager of **BOISE SPECTRUM LLC**, an Idaho limited liability company, and who subscribed said name to the foregoing instrument, and acknowledged to me that he executed the same in said company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cathy L. Tomlinson
 Notary Public for Idaho
 Residing at: Meridian Id
 My commission expires: 6-3-2009

STATE OF IDAHO)
 : ss.
 County of Ada)

On this 21st day of January, 2008, before me, a Notary Public in and for the State of Idaho, personally appeared Gary R. Hawkins, known or identified to me to be the Manager of **MRH VENTURE CAPITAL LLC**, an Idaho limited liability company, and who subscribed said name to the foregoing instrument, and acknowledged to me that he executed the same in said company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cathy L. Tomlinson
 Notary Public for Idaho
 Residing at: Meridian Id
 My commission expires: 6-3-2009

EXHIBIT A

Legal Description of Property

Lot 8 of Southaven Towne Center Subdivision in Section 36, Township 1 South, Range 8 West, City of Southaven, Desoto County, Mississippi, as shown upon the Subdivision Hat entitled "Revision One, Lots 1 thru 14 and 16 thru 17, Southaven Towne Center, Zoned C4", prepared by Southern States Survey, Inc., dated February 11, 2005, recorded in Plat Book 91, pages 6 and 7, in the Office of the Chancery Court Clerk, Desoto County, Mississippi.

EXHIBIT BPermitted Exceptions

1. All assessments, City and/or County taxes due in 2007, Tax Parcel 1087-3610-0-00008.00 and thereafter, not yet due and payable.
2. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority.
3. Any minerals or mineral rights leased, granted or retained by prior owners.
4. Easement and Restriction Agreement executed by and between CBL & Associates Management, Inc. and Southaven Towne Center, LLC dated March 1, 2005, and filed March 2, 2005 in Book 493 at Page 560.
5. All matters shown and reflected on Map or Plat of Southaven Towne Center Subdivision, recorded in Plat Book 89 at Page 36, in the Office of the Chancery Clerk of DeSoto County, Mississippi and Revised One, Lots 1-14 and Lots 16 and 17, Southaven Towne Center Zoned C4, filed on February 25, 2006 in Plat Book 91 and Page 6.
6. Terms and Conditions of that certain Lease executed by and between Boise Spectrum, LLC, an Idaho limited liability company, and MRH Venture Capital, LLC, an Idaho limited liability company, and Sportsman's Warehouse, Inc., a Utah corporation, evidenced by Memorandum of Lease dated March 2, 2005 and filed May 4, 2005 in Book 108 at Page 273.
7. Restrictions Agreement between CBL & Associates Management, Inc., Boise Spectrum, LLC and MRH Venture Capital, LLC dated March 18, 2005 and recorded on March 18, 2005 in Book 495 at Page 38 as amended in Book 120, Page 620.
8. Temporary and Permanent Access Drive Construction and Maintenance Agreement by and between CBL Associates Management, Inc., a Delaware corporation, and Logan's Roadhouse, Inc., dated March 8, 2005 and filed March 18, 2005 in Book 495 at Page 21. Assignment of Temporary and Permanent Access Drive Construction and Maintenance Agreement recorded on May 4, 2005 in Book 498 at Page 662.
9. Right-of-Way Easement granted to Entergy Mississippi, Inc. August 23, 2005 and filed for record in Book 513, Page 739.